



**COMMUNITY DEVELOPMENT COMMISSION  
of the County of Los Angeles**

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*Commissioners*

**Cordé D. Carrillo**  
*Acting Executive Director*

March 3, 2009

Honorable Board of Commissioners  
Community Development Commission of the  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Commissioners:

**APPROVE SALE OF COMMISSION-OWNED SURPLUS PROPERTY TO LOS  
ANGELES UNIFIED SCHOOL DISTRICT FOR CONSTRUCTION OF AN  
ELEMENTARY SCHOOL IN UNINCORPORATED FLORENCE-FIRESTONE  
(DISTRICT 2) (3 VOTE)**

**SUBJECT**

This letter requests that your Board approve the sale of surplus property owned by the Community Development Commission (Commission) to the Los Angeles Unified School District in order to facilitate the construction of a new elementary school.

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Find that approval of the sale to the Los Angeles Unified School District of surplus property located at 6024 Hooper Avenue in the unincorporated community of Florence-Firestone is exempt from the California Environmental Quality Act (CEQA), because the proposed action will not have the potential for causing a significant effect on the environment.
2. Find that the property located at 6024 Hooper Avenue, Assessor's Parcel No. 6008-028-900, is surplus because its small size makes it impractical for development.
3. Approve and authorize the Acting Executive Director to negotiate and execute a Purchase and Sale Agreement, attached in substantially



final form, to sell the surplus property located at 6024 Hooper Ave to the Los Angeles Unified School District for the fair market value of \$375,000 less \$119,790 in environmental remediation costs, for a total purchase price of \$255,210, to be effective following approval as to form by County Counsel and execution by all parties.

4. Authorize the Acting Executive Director to execute all documents necessary to close escrow on the property, to be effective following approval as to form by County Counsel and execution by all parties.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTIONS**

The purpose of the recommended actions is to approve the sale of a Commission-owned lot to the Los Angeles Unified School District (LAUSD) for the construction of an elementary school to be located in the unincorporated community of Florence-Firestone in the County of Los Angeles.

#### **FISCAL IMPACT/FINANCING**

There is no impact on the County general fund.

The proceeds of \$255,210 from the sale will be returned to Community Development Block Grant (CDBG) funding pool.

#### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The property located at 6024 Hooper Avenue is impractical for development due to its size (8,926 square feet). As a result, Commission staff recommends that your Board find the property to be surplus.

On October 9, 2008, LAUSD sent an offer to the Commission for the purchase of property. The offer was based upon an appraisal and environmental remediation assessment of the property conducted by LAUSD consultants. The appraisal and the environmental remediation assessment were reviewed by independent parties on behalf of the Commission. Commission staff concurs with these independent analyses and has accepted the offer.

On November 25, 2008, the Governing Board of LAUSD approved site acquisition and construction of the school and authorized staff to proceed with the project.

The sale of surplus property will facilitate construction of an elementary school in the Florence-Firestone community, which will alleviate overcrowding in three local schools. In addition, the surplus property sale will generate revenue for the Commission.

**ENVIRONMENTAL DOCUMENTATION**

Pursuant to Title 24 of the Code of Federal Regulations, Section 58.35 (a)(5), the sale of Commission-owned surplus property is excluded from the National Environmental Policy Act (NEPA) because it involves activities that will not alter existing environmental conditions. The action is exempt from the provisions CEQA pursuant to State CEQA Guidelines Section 15312 because it does not have the potential for causing a significant effect on the environment.

**IMPACT ON CURRENT PROJECTS**

Approval of these actions will facilitate the construction of a new elementary school in the unincorporated community of Florence-Firestone in the County of Los Angeles.

Respectfully submitted,

  
for CORDÉ D. CARRILLO  
Acting Executive Director

Attachments: 1